

Commonwealth Edison Company

72 WEST ADAMS STREET * CHICAGO, ILLINOIS 60600

February 15, 1965

Mr. S. Huston Lay, Attorney
C/O American Bar Association Building
1155 East 60th Street
Chicago, Illinois 60637

Dear Mr. Lay:

In accordance with our recent conversation with you, in reference to the property located at 9243 Laramie Avenue, in Skokie, Illinois, which is owned by Mr. Anders G. Erikson, we hereby submit our proposal for a lease for the aforesaid property, which shall contain the following terms and conditions, for Mr. Erikson's acceptance:

1. Lease to Commonwealth Edison Company, as Lessee, of the above property for a term of 25 years beginning May 1, 1965, at an annual rental of \$6,000, payable \$500 monthly, for expansion of Lessee's electric facilities.
2. Lessee shall have the right to remove the existing building on the above property, at its sole cost and expense, beginning as of the effective date of the lease.
3. Lessee will be liable for and will pay the general real estate taxes on the above property each year when due and any special assessments that may be levied or assessed against the above property shall likewise be its obligation.
4. Lessee shall hold Lessor harmless against all suits or claims for damages arising from or in connection with Lessee's use or occupation of the above property during the lease term.
5. The lease will contain options for its renewal for five (5) additional ten (10) year terms.

Since our meeting with you, it has become apparent that our plans must include the vacation of Laramie Avenue along the block which includes the above property. Thus, our proposal also-



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includes the requirement that Mr. Erikson will interpose no objection to this vacation. Lessee will agree that upon termination of the lease, it will provide a suitable means of ingress and egress from a public street to the property covered by the lease.

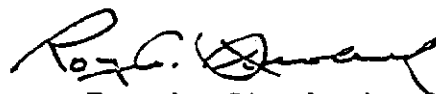
We shall prepare a draft of the lease and forward it to you for your approval at an early date. It is our understanding that the existing tenant's lease will expire on April 30, 1965, and that you will immediately notify such tenant of our tenancy of the above property beginning May 1, 1965. Lessee will agree at its sole cost and expense to assume all responsibility for legal action against the present tenant, in the event said tenant does not vacate the premises at the expiration of the existing lease.

We are pleased that an agreement for our Company's lease of the above property has been reached without the necessity of resorting to the use of our right of Eminent Domain.

Will you kindly have Mr. Erikson indicate his acceptance of our proposal on the attached carbon copy of this letter and return it to the undersigned by February 19, 1965, whereupon this letter will constitute a binding agreement.

Thank you for your cooperation in this matter.

Yours truly,



Roy A. Strobeck
Manager of Real Estate

FPB:rb
Att.

ACCEPTED this 16th day of
February, 1965.


ANDERS G. ERIKSON, Owner